



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

RECEIVED  
Department of Planning & Zoning

DEC 08 2014

Zoning Evaluation Division

October 29, 2014

Gay Ann Schulte  
5874 Linden Creek Court  
Centreville, VA 20120

Re: Special Exception Application SE 2014-SU-021

Dear Ms. Schulte:

At a regular meeting of the Board of Supervisors held on October 28, 2014, the Board approved Special Exception Application SE 2014-SU-021 in the name of Gay Ann Schulte D/B/A Ms. Gay's Day Care. The subject property is located at 5874 Linden Creek Court, on approximately 8,174 square feet of land, zoned PDH-4 and WS in the Sully District [Tax Map 53-2 ((7)) 23]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy, dated May 19, 2014, of the House Location Survey entitled "Lot 23, Parcel "C" Sully Station II" prepared by Dewberry & Davis, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

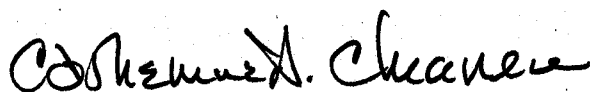
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 6:00 a.m. to 6:00 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 6:00 a.m. to 6:00 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. All applicable permits and inspections shall be obtained prior to establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

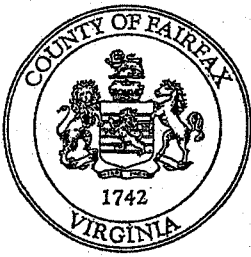
Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** SE 2014-SU-021  
 (Staff will assign)

**RECEIVED**  
 Department of Planning & Zoning

**MAY 19 2014**

**APPLICATION FOR A SPECIAL EXCEPTION**

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> <u>Gay Ann Schulte d/b/a Ms. Gay's Day Care</u>
	<b>MAILING ADDRESS</b> <u>5874 Linden Creek Court, Centreville, VA 20120</u>
	<b>PHONE HOME</b> <u>(703) 266-1669</u> <b>WORK</b> <u>(703) 266-1669</u>
	<b>PHONE MOBILE</b> <u>(571) 332-0686</u> <b>EMAIL</b> <u>RSCH100954@aol.com</u>
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> <u>5874 Linden Creek Court, Centreville, VA 20120</u>
	<b>TAX MAP NO.</b> <u>0532 07 0023</u> <b>SIZE (ACRES/SQ FT)</b> <u>8,174 Sq. Ft.</u> (Map #) (Land Area)
	<b>ZONING DISTRICT</b> <u>PDH-4 WS Overlay</u> <b>MAGISTERIAL DISTRICT</b> <u>Sully</u> (Zoning Description) (District Name)
	<b>ZONING ORDINANCE SECTION</b> <u>Section 8-305</u>
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>PROPOSED USE</b> <u>Home Child Care Facility</u>
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> <u>Gay Ann Schulte</u>
	<b>MAILING ADDRESS</b> <u>5874 Linden Creek Court, Centreville, VA 20120</u>
	<b>PHONE HOME</b> <u>(703) 266-1669</u> <b>WORK</b> <u>(703) 266-1669</u>
	<b>PHONE MOBILE</b> <u>(571) 332-0686</u> <b>EMAIL</b> <u>RSCH100954@aol.com</u>
<b>MAILING</b>	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact
The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.	
<u>Gay Ann Schulte</u> <u>Gay Ann Schulte</u> <b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: May 22, 2014 Application Fee Paid: \$ 435.00

SE 2014-0309

MPC  
5/22/14

# SE 2014-SU-021

## Zoning Application Closeout Summary Report

Printed: 12/1/2014

### General Information

APPLICANT: GAY ANN SCHULTE D/B/A MS. GAY'S DAY CARE  
DECISION DATE: 10/28/2014  
CRD: NO  
HEARING BODY: BOS  
ACTION: APPROVE  
STAFF COORDINATOR: WILLIAM O'DONNELL  
SUPERVISOR DISTRICT: SULLY (PREV P)

#### DECISION SUMMARY:

ON OCTOBER 28, 2014, THE BOARD UNANIMOUSLY APPROVED SE2014-SU-021 ON A MOTION BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 23, 2014.

#### APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	8,174.00 SQ FEET

### Tax Map Numbers

0532 ((07)) ( )0023

### Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME							
TOTALS							

12/1/2014

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**Approved Development Conditions****DEVELOPMENT CONDITION STATEMENT DATE: 09-23-2014**

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
RESIDENT CARETAKER	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001

12/1/2014